

53-1-23A

#2395

21-4007075

TRANSFER
TAX
PAID

48-164

WARRANTY DEED
Statutory Short Form

We, Ted J. Porter and Ruth Ellen R. Porter of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Raza U. Haq and Margaret R. Lewis of Waterville, Kennebec County, State of Maine, and whose mailing address is 12 Colonial Street, Waterville, Maine 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

024046PARCEL ONE:

A CERTAIN lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, known as 7 Pleasant Court, bounded and described as follows, to wit:

COMMENCING in the northwest corner of land, now or formerly, of Felix P. Picard and Leo Picard bordering on land, now or formerly, of Dr. Irving R. Goodof; thence North $49^{\circ} 30'$ West, 171.40 feet along the southerly lines of said Goodof and land formerly of Granville Barrows to a pin; thence turning an interior angle to the left of $108^{\circ} 10'$; thence running South $58^{\circ} 40'$ West along the line of land, now or formerly, of Mrs. Mary Trefethen as set forth on a plan hereinafter mentioned 47.50 feet to a pin; thence turning an interior angle to the left of $75^{\circ} 10'$ and running South $46^{\circ} 10'$ East a distance of 183.10 feet in part along the northerly line of said Picard and in part along the northerly line of Pleasant Court to a pin in the line of said Picards; thence turning an interior angle to the left of $90^{\circ} 20'$; thence running North $44^{\circ} 10'$ East along the line of said Picards 56 feet to the point of beginning.

THE above described property is further set forth in a certain plan entitled "Dr. P.R. Baird, 7 Pleasant Court", by Carl H. Crane, C.E., and recorded in the Kennebec County Registry of Deeds in Plan Book 20, Page 103.

TOGETHER with all rights-of-way, easements, and other appurtenances including those set forth in a deed of Jane E. Baird to Carleton D. and Louise W. Brown dated October 7, 1971 and recorded in said Registry in Book 1564, Page 473.

BEING all and the same premises acquired by Ted J. Porter and Ruth Ellen R. Porter by Warranty Deed from Daniel G. Judson and Patricia A. Judson dated July 19, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3769, Page 120.

PARCEL TWO:

A CERTAIN lot or parcel of land with any building or improvements thereon located at the end of Pleasant Court, so-called, in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a point being the northwest corner of the paved way, known as Pleasant Court; thence proceeding westerly along the southerly line of the land now or formerly of Ted J. Porter and Ruth- Ellen Porter described in a deed recorded in Book 3769, Page 120, a distance of ninety-five (95') feet, more or less, to a point on the easterly line of land now or formerly of K. Fred and Irene N. Gillum; thence turning and running southerly along the easterly line of said Gillum sixteen (16') feet, more or less, to the northerly line of land of Dawn E. Casey as described in a deed recorded in Book 3339, Page 1; thence turning and running easterly along the northerly line of said Casey one hundred (100') feet, more or less, to the southwesterly corner of the paved way of Pleasant Court; thence turning and running northerly along the westerly end of the paved way sixteen (16') feet, more for less, to the point of beginning.

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BEING all and the same premises acquired by Ted J. Porter and Ruth-
Ellen R. Porter by Quitclaim Deed from Felix V. Picard and Rita L.
Picard dated December 5, 1990 and recorded in the Kennebec County
Registry of Deeds in Book 3846, Page 206.

The warranty covenants do not apply to Parcel Two described above.
Parcel Two as described above is conveyed with quitclaim covenants
only.

WITNESS our hands and seals this 11th day of October , 1991.

Signed, Sealed and Delivered
in the presence of:

[Signature]

Ted J. Porter
Ted J. Porter

[Signature]

Ruth-Ellen R. Porter
Ruth Ellen R. Porter

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 11 , 1991

Then personally appeared the above named Ted J. Porter and Ruth Ellen R.
Porter and acknowledged the foregoing instrument to be their free act and
deed.

Before me,

[Signature]
Notary Public

Print Name _____

RECEIVED KENNEBEC SS.

1991 OCT 15 AM 11:43

ATTEST: *Norma Ruth Mann*
REGISTER OF DEEDS

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

